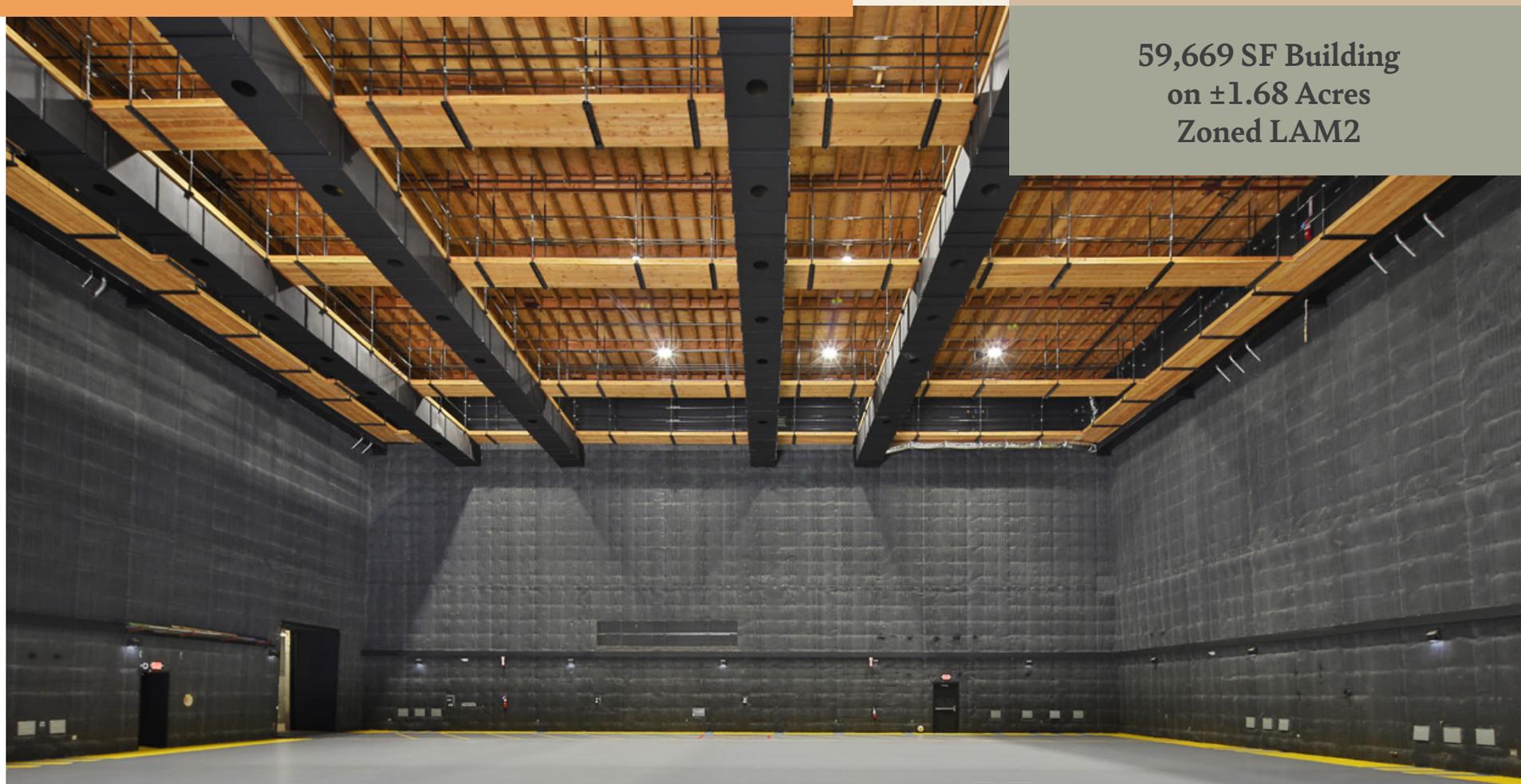


For Sale or Lease

16829 SATICOY STREET
VAN NUYS, CA 91406

59,669 SF Building
on ±1.68 Acres
Zoned LAM2



Ideal For Film/TV Studio,
Recreational and Light Industrial Uses

CBRE

PROPERTY DESCRIPTION



BUILDING SIZE
59,669 SF



SALE PRICE
\$18,075,000



LEASE RATE
Call Broker



LOT SIZE
±1.68 Acres
Zoned M2



LOADING DOORS
**2 Oversized
Grade Level
Mechanical Doors**



POWER
**3,200 Amps
277/480 V
3 Phase 4 Wire**



CLEAR HEIGHT
44' - 48'



PARKING
95 Spaces



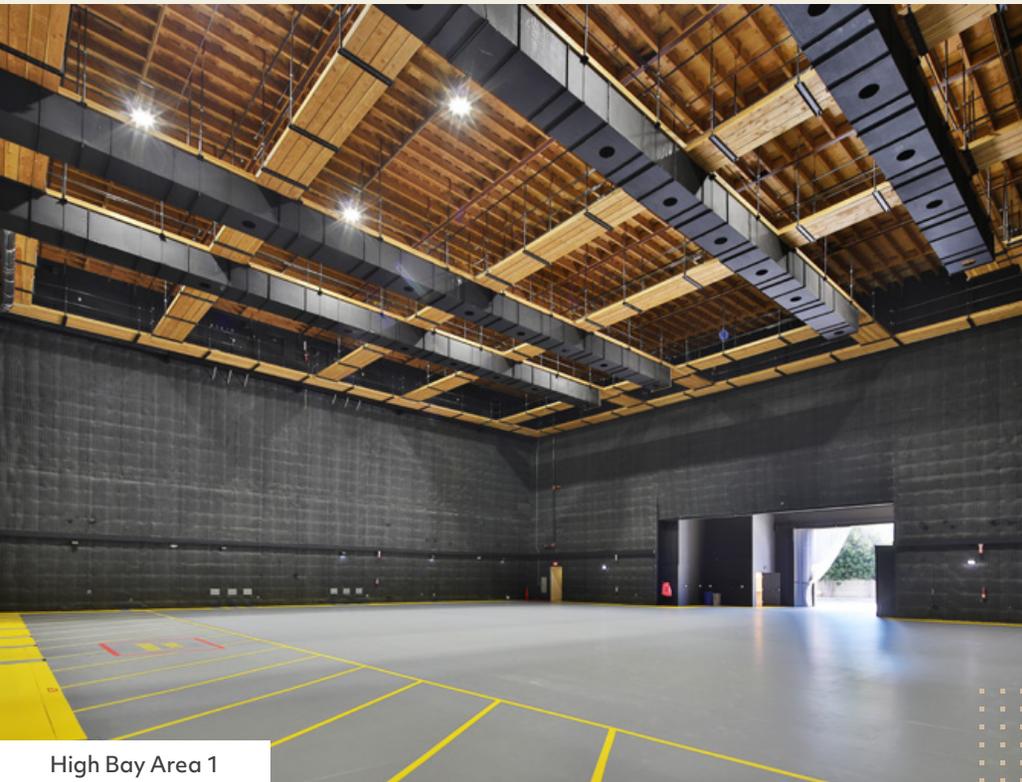
PROPERTY HIGHLIGHTS

- Formerly a Purpose-Built Film/TV Sound Stage Property Called 'Saticoy Studios'
- Unique Features Make the Property Ideal for Industrial or Recreational Uses
- 44' and 48' Min High Bay Areas with No Columns
- Elevator Served Offices, Huge Power, 100% HVAC
- Extensive Electrical Distribution, Rooftop Patio
- Fully Fenced and Gated
- Prime Van Nuys Location, LAM2-1 Zoning

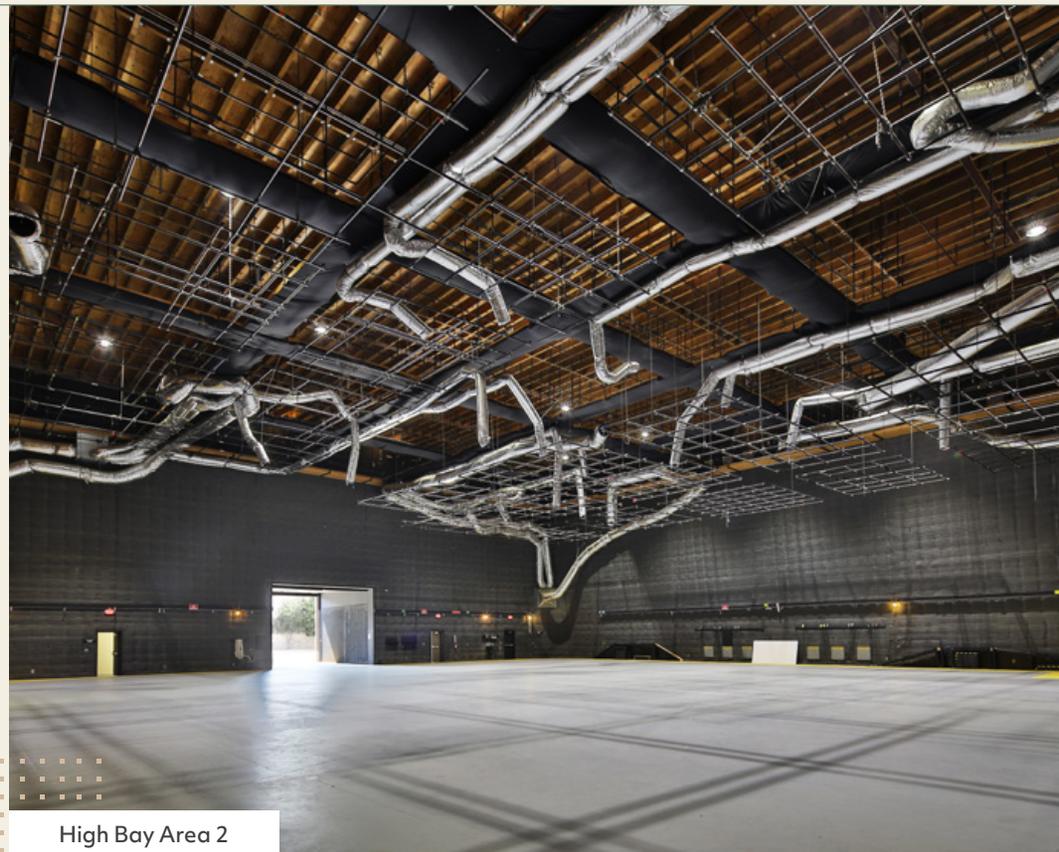
POTENTIAL USES

- Film / TV Studio
- Light Industrial (Manufacturing, Assembly, R&D Etc)
- Pickleball & Padel Club
- Sports Training Uses
- Rock Climbing Gym
- Car Club / Car Storage
- Self Storage

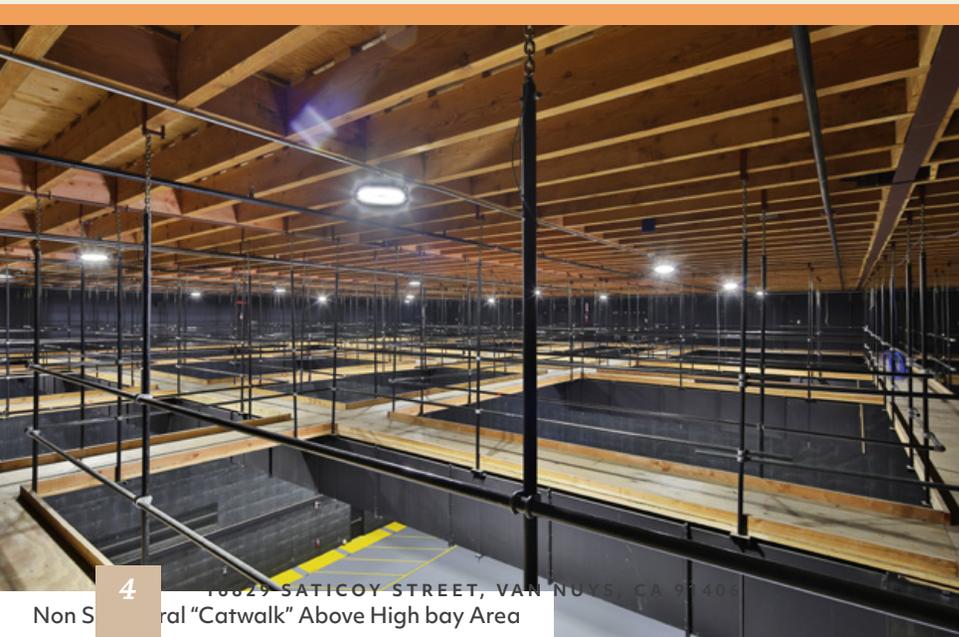




High Bay Area 1

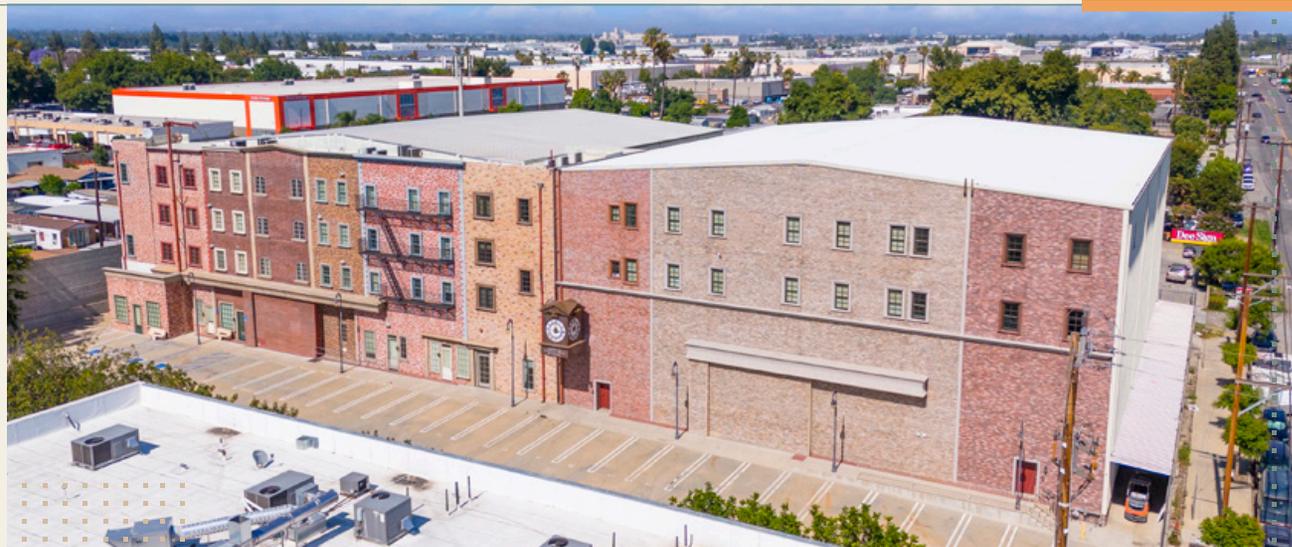


High Bay Area 2

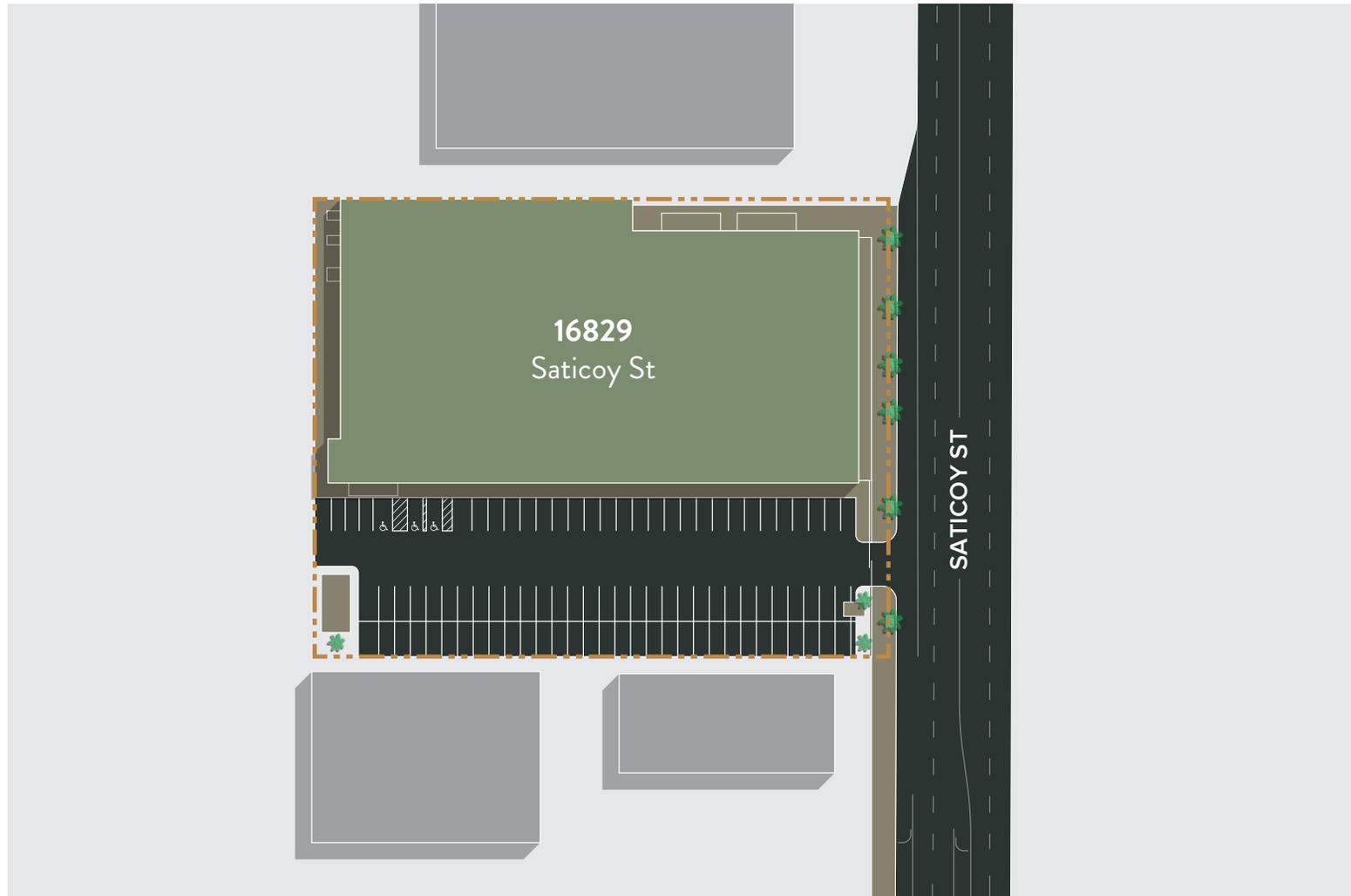


4
Non Slip Central "Catwalk" Above High bay Area





SITE PLAN



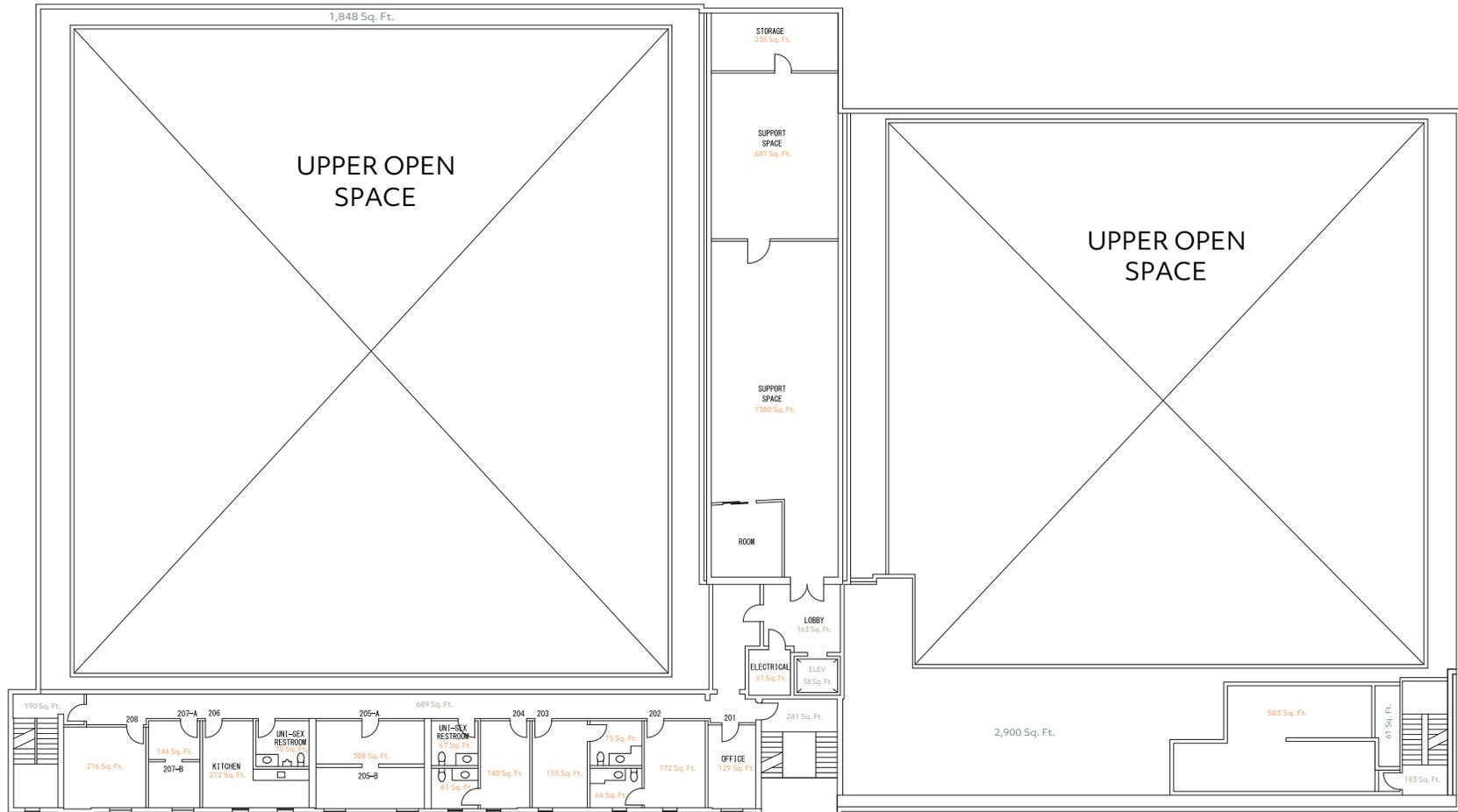
FLOOR PLANS

First Floor



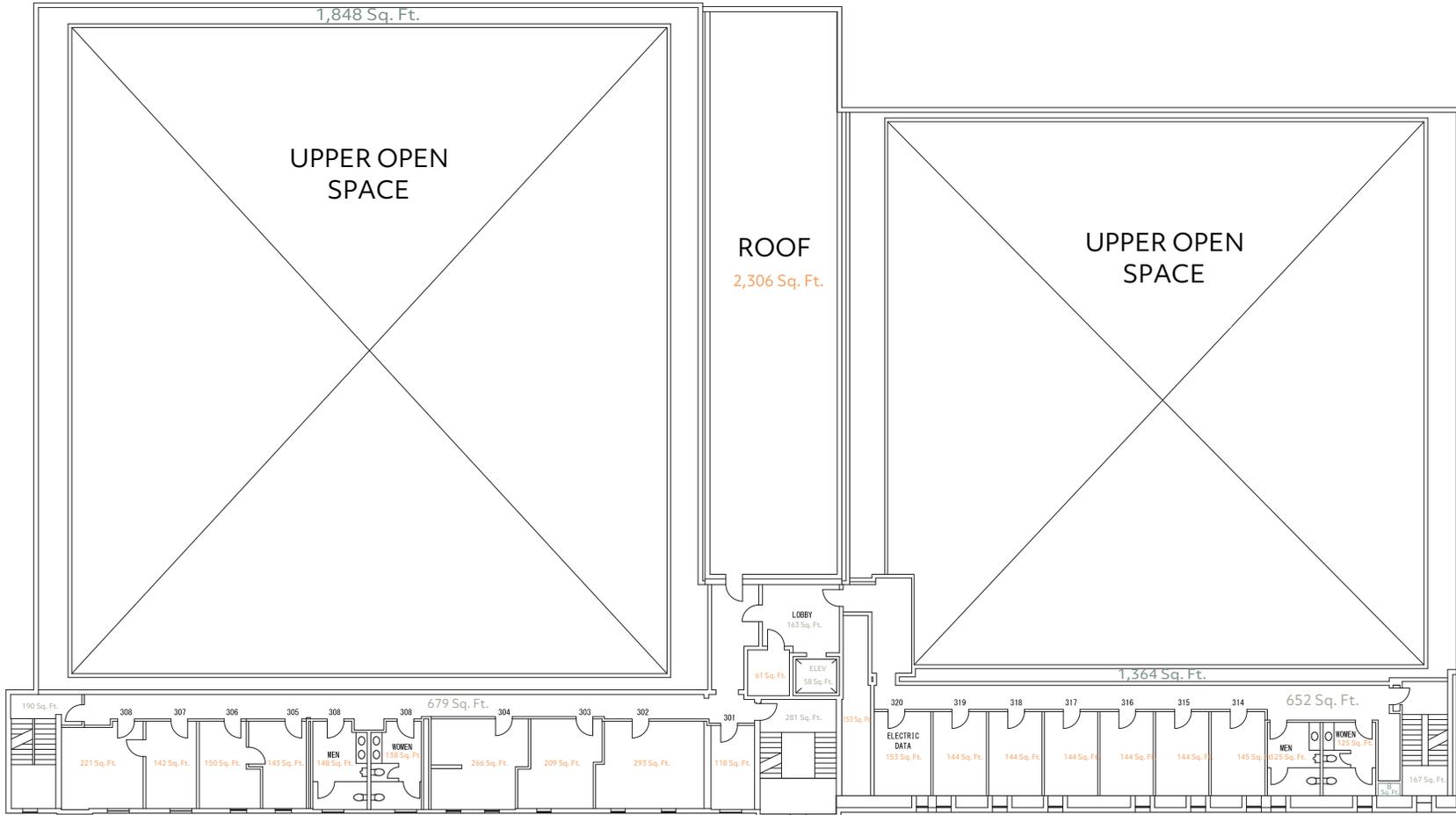
FLOOR PLANS

Second Floor



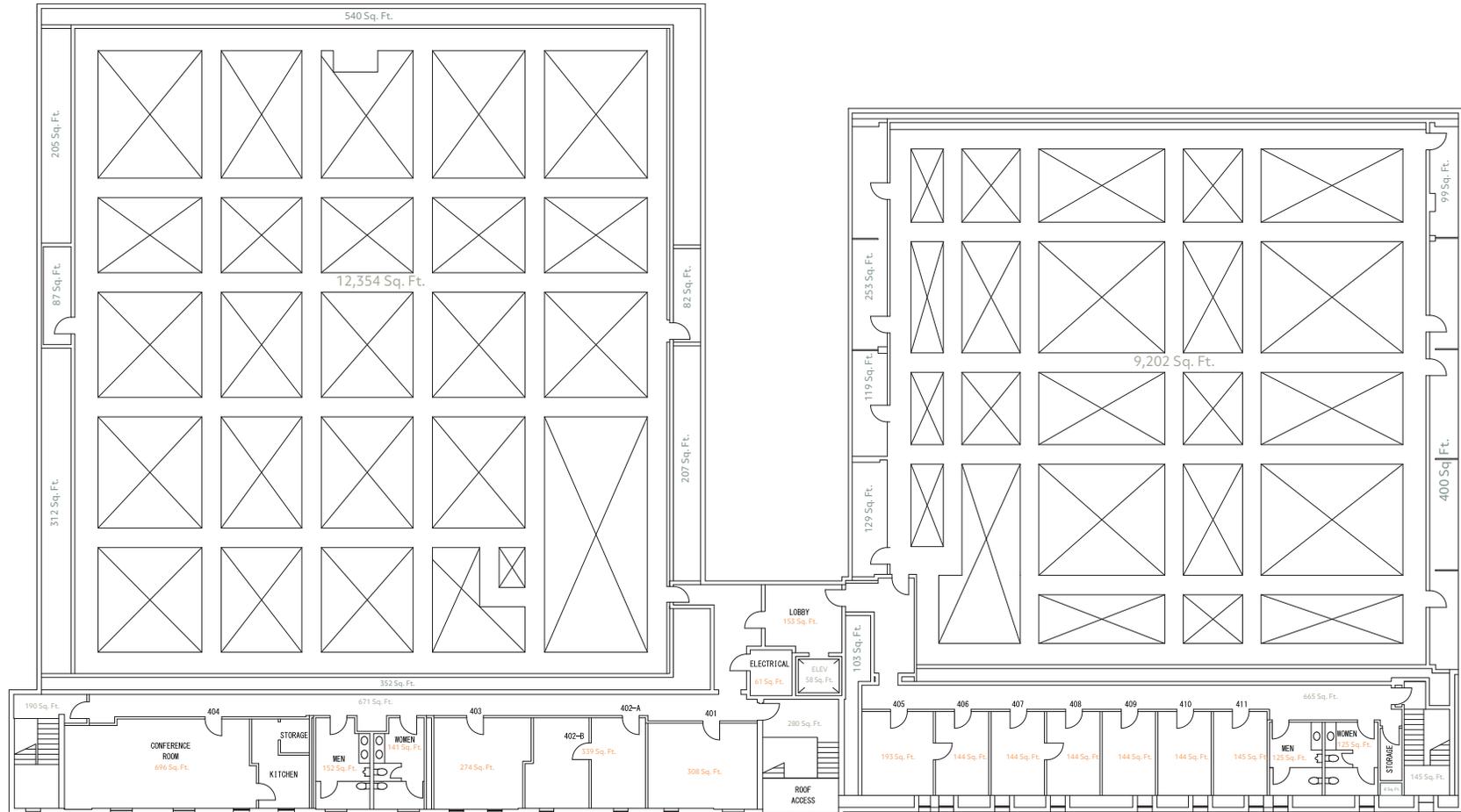
FLOOR PLANS

Third Floor



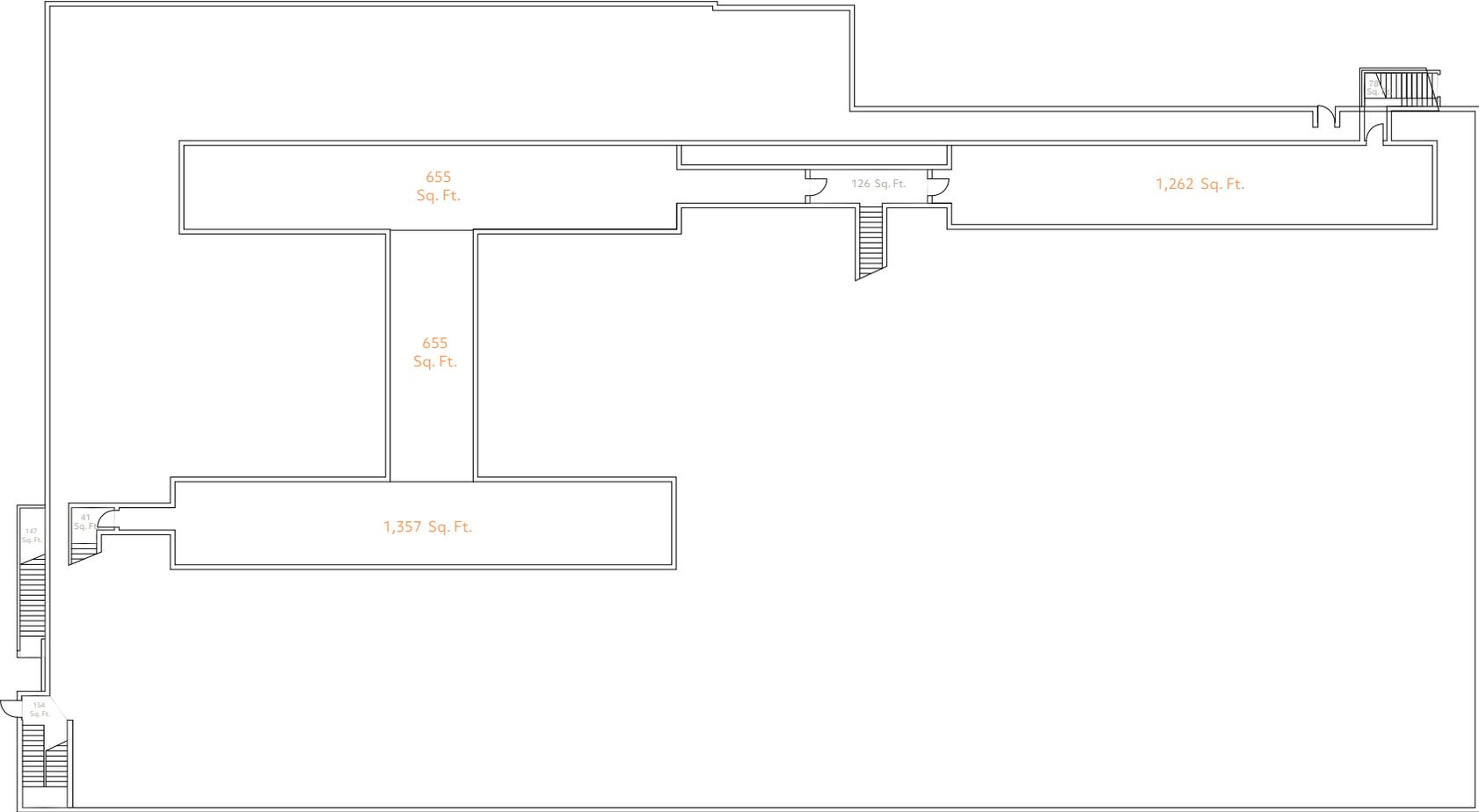
FLOOR PLANS

Fourth Floor

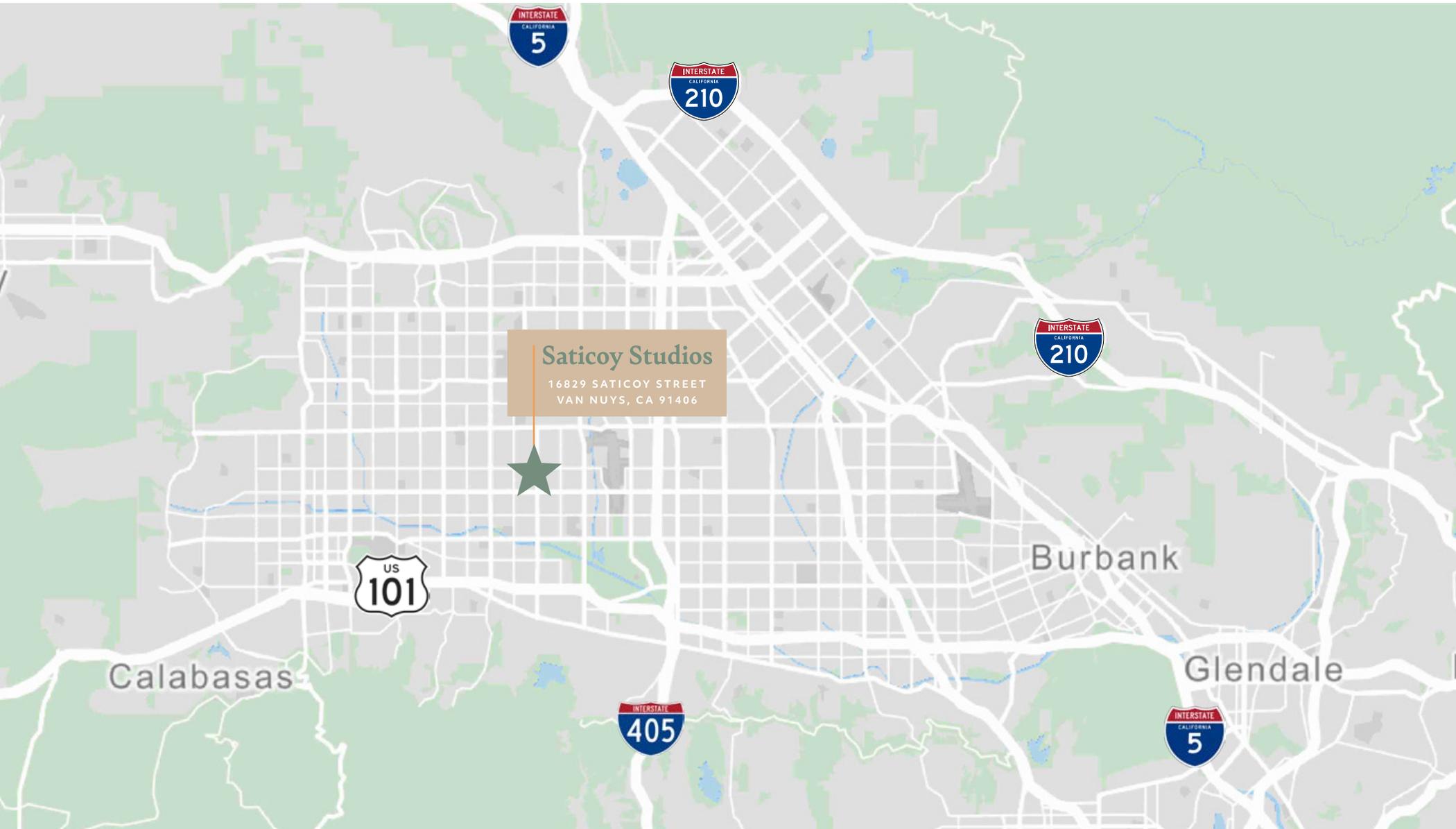


FLOOR PLANS

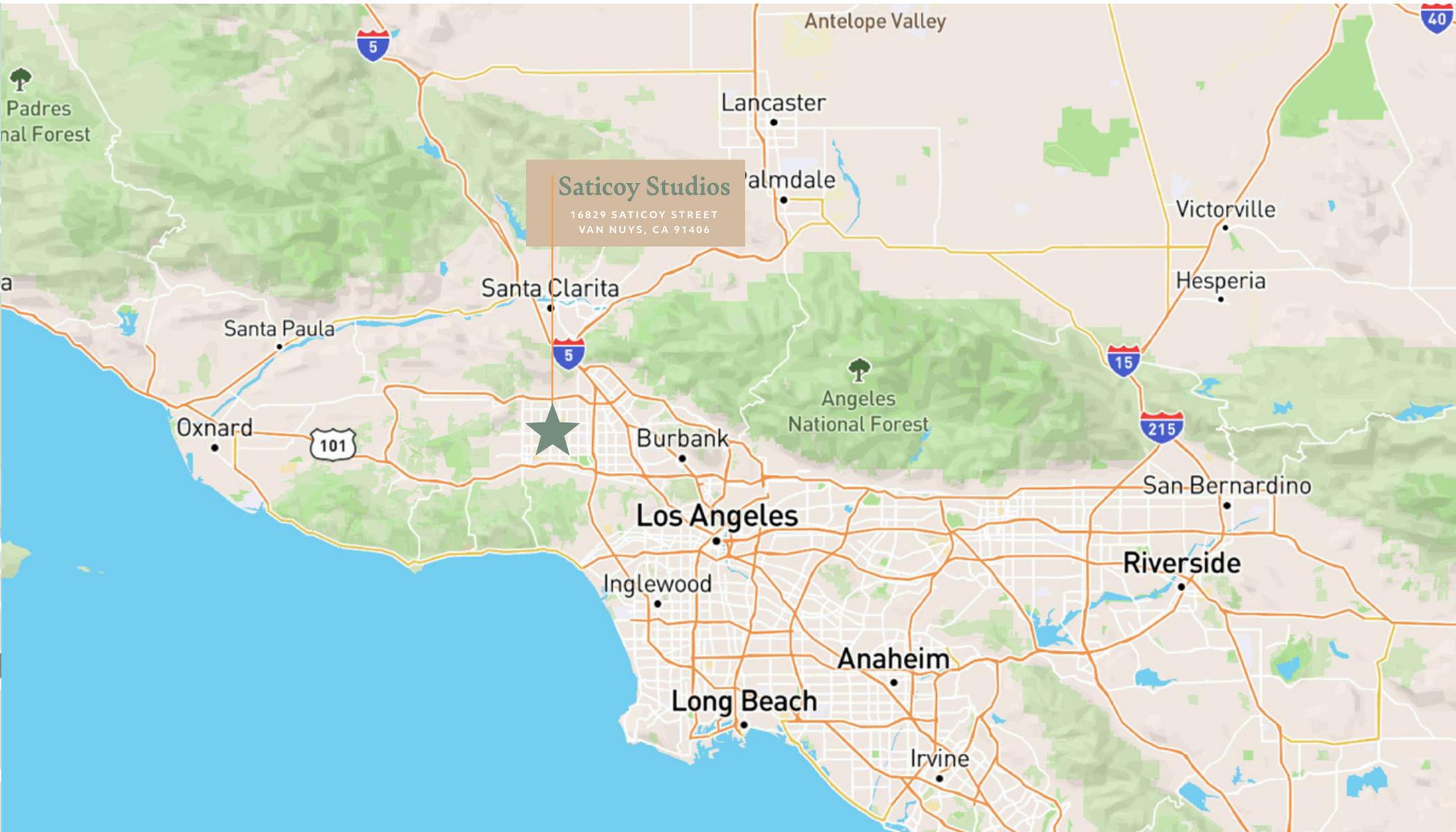
Basement Floor



LOCAL MAP



REGIONAL MAP





AREA OVERVIEW

Lake Balboa (Van Nuys) Area: Prime Location, Limitless Possibilities. Situated in the heart of the San Fernando Valley, Lake Balboa offers unparalleled convenience and access. Enjoy quick commutes to the vibrant entertainment hubs of Burbank and Studio City, the upscale shopping and dining of Sherman Oaks and Encino, and the diverse opportunities of Los Angeles' Westside. With easy access to the 405 and 101 freeways, and the nearby Van Nuys Airport, your business and lifestyle are seamlessly connected. Discover a strategically located neighborhood with limitless potential.

The San Fernando Valley Advantage: Experience the dynamic energy and vast opportunities of the San Fernando Valley, a region teeming with innovation and a diverse population that rivals some of America's largest cities. Home to over 1.8 million residents, The Valley offers a unique blend of suburban tranquility and thriving urban centers.

Benefit from a robust business landscape, with a focus on entertainment (home to major movie studios, production facilities, and post-production houses), aerospace, technology, and manufacturing. The Valley is a hub of industry, boasting the presence of major corporate headquarters, cutting-edge tech companies, and a skilled workforce.

Conveniently located within the TMZ, the Valley provides easy access to key transportation hubs, including Van Nuys Airport and Bob Hope Airport, ensuring seamless connectivity.

For Sale

16829 SATICOY STREET, VAN NUYS, CA 91406



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CBRE